BUILDING OPERATIONS MOVE BRISKLY ALONG IN CAPITAL CITY

REALTY RETARDED BY BIG APARTMENTS

J. Louis Willige Says They Lessen Demand for Land.

AFFECTS EXCLUSIVE SECTION

Oversupply Has Discouraged Individual Speculator From Developing Single Lot.

J. Louis Willige, of Willige, Gibbs & Daniel, has some very strong convictions in the matter of the effect of the increased number of apartment houses on the future of Washington, and incidentally on its bearing upon the real estate business.

'It is a well-known fact," said Mr. Willige, "that the building of these larger structures, promiscuously located in the best improved, as well as in the least developed, sections of the city; has a decided tendency toward the congregation of a very large portion of the city's population in a restricted area of building space, thus directly lessening the demand for unimproved property for building purposes, and making it diffi-cult to dispose of otherwise desirable lots to advantage.

'Indeed, the market for unimproved ground has latterly been confined almost entirely to larger plots, suited for the building of rows of houses, or so shaped as to command a sale for apartment house construction. It is a well-known fact that land purchased by the builders for the erection of speculative properties must, in order to enable the owner to meet the sharp competition in the prices of newly built houses, positively be se-cured at a lower figure than the same land, if subdivided into smaller lots, would bring from the purchaser who, on account of certain special considerations, wishes to locate his residence in a particular locality (or oftentimes, in-deed, in a particular block or square), and is quite willing for this reason to have his investment cost him somewhat more than if he were merely anticipat-ing the wants of an intending buyer.

Effect of Real Estate.

"The real estate business is materially affected in another direction by the present tendency to large construction. It has been very difficult for our company, and, doubtless, for other firms, to supply one-tenth of the applicants for well-conditioned houses, suitable for family use, at a moderate monthly cost The anticipated oversupply of apart-ments (whether with or without real foundation) has obviously discouraged the average individual speculator from developing single lots, and in this way the proper improvement of desirable ground throughout the city has been seriously retarded. Of course, this re tardation cannot be ascribed wholly to what is popularly termed 'the apartment house movement, since the increased cost of building material has also had a notable influence in preventing the wholesome improvement of individual

There is a larger influence of a prejudicial character, which appeals to the interest of every citizen having a just pride in the Nation's Capital City, and that is the disastrous effect upon the proper architectural development of the proper architectural development of the city. The uneven lines produced by estate. These houses will contain four and the dining rooms as well. French these "sky-scrapers," when placed in apartments each, of five rooms and plate glass will be used in the front these "sky-scrapers," when placed in bath, and their cost will aggregate \$80,- windows, with leaded glass in the dining rooms, which will be lighted with abruptly discernible that they are a the eye of the visitor before he gets the neighborhood of \$25,000. fairly within the city's portals.

"And while even now, at the very ommencement almost of this character of improvement, the effect on the landscape is decidedly unsatisfactory, this is not a circumstance to the general marring of the view when, a few years hence, these buildings begin to deterloate and on account of the cheapening of rents, which is sure to follow, are no kept in a first-class condition of repair. Attention will naturally be given first to the appearance of the interior, and the exterior, whose embellishment is in a pecuniary sense, much larger matter will be given secondary consideration."

Will Check Improvement.

with homes of a pretentious and dignified character, such as we have been
proud to point out to visitors as indicating the progressiveness of the Capital. The great inducement to locate
large apartment buildings in the most

and sell the material for junk," was the
large apartment where by virtue of reply "The condition existing at messtock." impressiveness (if not also to in- before they are begun. terfere with the light and wentilation) of his own structure.

"Of course, there are two sides to this question, and there are many things to be said in favor of the apartment house. It not only furnishes home to a large number of families in a convenient section and at a rental which would otherwise be impracticable, but enables the occupants to secure much handsomer quarters than they could otherwise afford. It does away, furthermore, with much of the drudgery of the ordinary home, and enables the housewife to devote more of her attention to things that are of a less chemeral character than floor-scrubbing and dish-washing. But when all this that this mode of living is, on account of its artificiality, detrimental to the public health, and devoid of that freedom which is the one great attraction of the house as opposed to the apartment."

Say that the city of New York who owns his home. Such a state is a menace to society. However, there is no danger of a repetition of the condition in this not a city to promote the growth of the apartment house as New York does.

"Secondly, there is one phase of life in an apartment which the citizens of the city of Washington is not a city to promote the growth of the apartment house as New York does.

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THOMAS F. WALSH RECORDS DEED TO G STREET LOTS

The formal deed transferring the property at 1321 and 1323 G street northwest from Theodore A. Harding to mas F. Walsh was yesterday recorded. The property is described as lots 30, 31, 32, and 33, square 252. The land is estimated to be worth between 360,000 and 370,000. DESIGN OF DETACHED HOUSES IN COURSE OF ERECTION IN KANSAS AVENUE



FOR SOUTHEAST

Ground for New Structure Broken Last Week.

WILL COST ABOUT \$40,000

Thomas H. Pickford, the Builder, Engaged in Extensive Construction in Other Parts of the City.

Thomas H. Pickford broke ground ment house on E street southeast, between First and Second streets. building is to be four stories and contain thirty-six apartments of five rooms and bath each. It is to be modern in every respect, and will cost \$40,000.

near Roanoke street, on ground recently making a very effective appearance.

Durchased from the L. M. Saunders Bay windows will adorn the fronts

"blot on the escutcheon" even to the lay- six-room and bath houses on Madison eight-foot concrete porches. The backs man without artistic sense, and offend street in Brightwood Park, costing in will be provided with porches.

WELLER WOULD DEMOLISH HIS APARTMENT BUILDING

Would Sell Structure for Junk Rather Than See New York Conditions Duplicated Here.

"Do you think that the construction "The most regrettable result, however, Columbia will ever lead to a duplication in my opinion, will be the check which of the existing congestion of population it will work upon the improvement of in New York?" was asked M. I. Weller. the fashionable sections of the city the chief promoter of the apartment with homes of a pretentious and dig-

"The condition existing at prestheir location they command an in- ent in the city of New York is to my creased revenue, is so well recognized, mind one of the most horrible in the that the man of wealth who wishes to entire country. If I had the slightest establish himself in a handsome home idea that the apartment houses of this may be deterred from doing so by fear city were in even a small way conthat when his new residence is completed, some individual will erect a exist in not only New York but also in large apartment, either adjoining him many of the other large cities of this or so close at hand as to detract from country, I should oppose them even

"At the most liberal estimate I would say that there is not one man in 19,000 "Of course, there are two sides to in the city of New York who owns his

place for children. For the young married couple the apartment is ideal, but, when the family makes its appearance, then it is time to leave and expand. "Life in apartments has its advantages, however, for the beat and the help questions are solved for the occupant and then three-fourths of the labor of housekeeping is over. When the question of the heating of residences is put on the same basis as lighting, then the apartment houses will make their exit as gracefully as they have made their entrance."

CHURCH BUILDING IN THE UNITED STATES

Between twelve and fifteen churches a day, or between 4,000 and 5,000 a year, are built in this country.

Washington Heights to Have Detached Houses

Harry Wardman Is Erecting Nine Handsome Residences on Kansas Avenue-Will Be Completed in Spring.

on will be the semi-detached houses slous of obtaining a dwelling with side now being erected on the north side of light, "not in a row," as they usually Kansas avenue (Ontario place) east of put it, and, to satisfy this demand and Adams Mill road, Washington Heights. at the same time to give a thoroughly These houses, nine in number, are baling erected by Harry Wardman, and will aim. The houses were planned by Archbe put on the market by Moore & Hill, itect A. H. Beers, who has shown taste incorporated. The illustration printed as well as skill in previous conceptions. in this issue gives an idea of how they during the past week for an apart- will appear when finished, when, if the opinions of those who have viewed the plans are to be credited, perfection in plans are to be credited, perfection in modern homes will have been about OLD POWDER MAGAZINES approximated.

The houses will be of nine rooms, bath and cellar. They will be three stories high, with fronts of iron spot pressed Mr. Pickford is also building ten brick. The structures will be topped off apartment houses on Sherman avenue with roofs of Spanish tile, the whole He has also under construction twelve three windows. Along the front will be

Interior Arrangement.

The interior arrangement will be the same on the upper floors in all the Great Falls Electric Railroad Company houses, the second story having three about aquarter of a mile west of Foxha sleeping rooms and the third, two. Above the third floor will be an air space of nine feet to the roof, an unusual feature in the height, which will insure a cool and comfortable second story in

In some of the dwellings the first floor will consist of the parlor, reception hall, dining room and kitchen. The others will vary the plan by having a combination. There was, some year tion parlor and reception hall (a "Dutch hall") with the remainder of the floor pproved type.

The finish of the houses will be in from Elizabeth North, in October, 1821.

keeping with the remainder of the plan. The lane on which the house was built the wood work being of brown oak throughout the houses, including the lane. It is now Joliet street. second and third floors. The front doors will be of two-and-a-quarter inch quartered oak. In the cellar will be laundry tubs, servants toilet and a laundry stove.

In the old days of the construction of the powder magazines, it was unlawful for any per son to keep any quantity of gunpowder exceeding two quarter casks or the weight thereof, in any one place of de

Unique Hot Water Scheme.

Hot water will come from this stove in summer, the heating plant furnishing the supply for the house during the re-mainder of the year. The kitchen will be provided with gas ranges. The lots are 21 by 110 feet to an alley fifteen feet

The halls will be lighted by art glass windows. In the dining rooms and halls The houses are expected to appeal to

Fresh From the Builder

WASHINGTON HEIGHTS HOMES

ar; HOT WATER HEAT. Few Hundred Cash. Small Monthly Payments.

FRANK G. BUTTS Commercial Nat'l Bank Bldg., 700-706 14th St. N. W.

OLD DOMINION R. R. **EXTENDING CONDUITS**

Georgetown People Speculating on Possible Alliance With Capital Traction-New Terminal.

The Old Dominion railroad is extend ing its electric conduits across M street from the Aqueduct Bridge to the foot of the Thirty-sixth street abutment. This will give the road an immediate terminal between the Capital Traction company office and car barn, and the mpany's stable on the west side of Phirty-sixth street.

Persons interested in real estate in eorgetown are speculating on the probble future course of the two companes, some of them conjecturing that the apital Traction and Old Dominion are getting together." In this connection, ce is attached to the purchases of the Capital Traction Company in the vicinity of its old car barn on M street near Thirty-second. Speculation even goes so far as to say that the heretoore antagonistic interests may becom practically allied.

Two Historic Storehouses Near George-town Demolished and Material Used MISS LOUISE ROBINSON

Fund for Alterations and Repairs of St. John's Church, in Georgetown, Now \$3,300.

duit road. One was of brick, the other used as powder storehouses by Cropley Bros., who were then agents for the and repairs to St. John's, netted \$1,300. There was, some years ago, another magazine on the outskirts of George-

This fund has been augmented, it is shape reserved for park space said, by the donation of \$2,000 by Miss town, built by order of the old corpora- Louisa Robinson. Miss Robinson was plan the same as in the other houses. A tion. It was situated at the West end the principal beneficiary under the will feature will be the bathroom, which will be large, six feet by ten. The heating system will be hot water of the most approved type.

The finish of the houses will be in from Elizabeth North in October 1821

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The finish of the houses will be in from Elizabeth North in October 1821 ary line between the United States and

BEAUTIFYING CLOCK TOWER ON M'LEAN'S ESTATE

John R. McLean is beautifying the high clock tower on his Wisconsin

Choice Properties at Low Prices All Are Offered Below Value

\$3,500 Well located on a let-tired street on Capitol Hill: 8 rooms; bay-window brick; rents \$25.

The dwellings will be completed in the

early spring and are to sell at \$8,000.

The two powder magazines.

originally built by the Dupont Com-

pany, and the other by the Hazard Company, located on the line of the

about a quarter of a mile west of Foxhall

road, have been demolished, and the ma-

terial used by Frank I. Greene in the

construction of a dwelling on the Con-

After the war these magazines were

In the old days of the corporation

\$3,500 s room house near the Capitol; lot 19.2x96; alley; near the Capitol.

\$3,500 Near 15th and U streets northwest; 7 rooms; lot 20,4x70; wide alley.

\$3,250 Northeast; 2 stories; 6 rooms and bath; cellar; only \$250 eash and \$20 per month. \$3,500 Near the Capitol; 7 reception hall plan; furnace heat; rent \$25 per month.

\$3,350 In Mt. Pleasant; 6 furnace; side yard, porches, etc., \$50 or \$100 cash and monthly payments of only \$15.

\$4,000 Well located near the stories; 9 rooms; lot 19x20; well rented; sure to enhance in value in this locality.

\$4,750 Well located new heat; 6 rooms and bath. \$4,250 A well-located corner stories; 9 rooms and bath; 20 feet wide; a prominent corner.

\$5,200 Well located in the Northwest, near 7th street; 10 rooms; lot 18.9x120; alley. \$5,000 8 rooms: lot 20x100; side and rear alley. \$6,750 A well-located house in the Northwest, near 7th street; lot 18x116 feet; brick

\$3,500 Well located in the Northeast; west of 8th street: 6 rooms; bay-window brick: lot 16x116; alley: 2-story brick stable; well rented.

\$3,500 On Capitol Hill, near bath; well rented; bay-window, modern brick. tw Call or drop postal for complete list of property.

MOORE & HILL (Inc.) 717 Fourteenth Street

Washington Becoming A City of Tenements

Well-Known Real Estate Broker Declares That Capital Is Rapidly Changing From City of Homes.

Omwake & Co., who have been prominently before the public as suburban real estate dealers, in discussing apartment houses as they relate to the future of Washington, said yesterday: "Shall the future Washington be a

city of tenements or a city of homes? there. Shall her growth be perpendicular or horizontal? Shall her rapidly swelling impressed with this imperative need-stream of incoming population be forced the need for the opening and completion into tenements—the modern name for of avenues and streets in the suburbs, which is apartments—by a policy of and the extension of sewer and water which is 'apa:tments'—by a policy of tardiness in providing for expansion laterally, or shall a wide-awake, up-to-date policy prevail of providing in advance for the easy expansion of residence areas? These are questions of momentous importance to our city; and upon the practical working out of the answer in legislation for the District depends in large measure the future of easiest resistance and upon our action the Capital.

these congested tenements, and during the year we have begun the construction of nearly one hundred more of such buildings. The demand for houses is greater today than ever before, but the supply is altogether inadequate of moderate priced homes; and so the stream disappointed home-seekers flows steadily into these tenement buildings.

"From every viewpoint-sanitary, moral, physical-congestion in populatoin is baleful and iniquitous. While on and on. As certainly as the govern-ment lives and the nation grows and develops this is true.

Homes Not Provided.

"Our city has been known as a city of homes; but this condition is rapidly changing. We are becoming a city of tenements just as rapidly as we can. We are not directing this growth by providing homes for the people. More than that, we are making it impossible for this rapid influx of population to obtain homes in the District by fixing upon our suburban territory conditions under which it is impossible to build homes there. And yet this suburban territory must receive our increase in population, or else tenements must mul-

tiply where now there are homes.
"If future generations are to be per mitted that pride in their Capital City dred dollars an acre. The Great Falls which we entertain with a feeling of and Old Dominion railway, which promfalse security, we must change our present shortsighted policy with reference to our growth. We must direct it by accommodating it. We must not only permit it to acquire homes, but we must leave nothing undone to facilitate of any property along its line that will the expansion of our home areas. These future home areas are our unoccupied suburbs, into which the government must go first and improve streets, build sewers and lay water mains. These essentials must precede the builder; and yet for some years the government has tried to reverse the order. Modern san-DONATES TWO THOUSAND itary homes are impossible without sewer and water are inaccessible without improved itary homes are impossible without Falls and Old Dominion are untrue and are inaccessible without improved

streets. the growth of the city within certain areas, moving back the barricades inch by inch only when compelled to do so to the manifest advantage of rea estate holders within the "limits." but to the great disadvantage of the home seekers. Our beautiful city is beautiful The bazaar neld under the auspices of because it was laid out with a magthe ladies of St. John's Church, in nificent plan. We have grown beyond Waggaman house, 3300 O street the plan; and what is there now of northwest, for the purpose of raising a beauty in the newer portions beyond fund to defray the cost of alterations the old city lines? Where is there a circle or triangle or space of any other

Suburbs Need Improvements.

ton of the future shall be different from pane's old storehouse, close to the

A. B. Omwake, of the firm of Tait, rection. We must reverse outgrown policies. In case of financial necessity, we can well afford to allow other worthy objects to wait a short time while we extend into and all over the suburban sections of Washington every facility and inducement for our crowding population to build homes

"Commi

depends in large measure the future of easiest resistance, and upon our action and our policy toward our suburbs will "A few years ago apartment houses depend whether Washington shall be a beautiful city of homes or a city of tenements and congested population."

ACREAGE LAND PRICES IN ALEXANDRIA COUNTY

ticle on page 2, real estate news of Washington, under date of December 3 in which it says that r line of the Great Falls minion, for four or five asking city prices for an

our city is growing today more rapidly This is a great mistake. I have plent, than ever before, Washington has only begun to grow. The Washington of the future will be a great city—the great Capital of a mighty and prosperous nation—it is the inevitable. In every age road will range from this figure up to of the world history supports this prop-132000 an age, according to altitude. of the world history supports this prop-osition; and the Washington of today location and view. Of course, you understand that a race horse who record of 1:57 will bring almost twice as much on the market as a horse that makes it in two minutes; so with certain sites on the Virginia

Surgeon General Rixey, for instance, has a site commanding a the surrounding country in all directions for hundreds of miles, which is eminently worth more to him than a view to be obtained less than half a mile from his place; hence the prop worth to Surgeon General Rixey in about the same proportion as the sen-timental value that is put upon the race horse above mentioned

tween Washington Heights and Chevy Chase there is nowhere that property ises to be even a better equipped

reach the \$2,500 mark per acre.

My own building lots on Do Heights which are only 25x130 feet in dimensions, did not bring this price and without foundation. I hope you will do me the courtesy to

inject these facts in your paper. E. H. TAGGART.

GEORGETOWN OARSMEN SOON TO HAVE HOME

The big floating house from which Professor Langley conducted his experi-ments with his flying machine, is undergoing alterations off Analostan Is-land, incident to its conversion into a boathouse for the Georgetown Univer-

The University naid \$1,400 for the structure, netting the original purchases at auction \$600 on his speculation. The houseboat is said to have cost the Gov-"We have come to a time when the ernment about \$3,500. It will be finally

Homes Invest Properties are Invest Properties are Established Martin Bros. Established 1880 Bargains in Real Estate

Price, \$1,800

Exceptional bargain.

A 5-room brick on E Street, near
A brick house, 8 rooms, on 26th
Street, N. W. Routs \$13.50 22d Street, N. W. Rents \$13.50.

Price, \$2,900

We Write Insurance In All Its Branches

Price, \$3,100 % rooms and bath, two-story bay-window brick, latrobe heat. On 9th street N. W., near I Street.

Price, \$3,200 On Florida Avenue, near 17th Street N. W. 7 rooms and bath. Fine condition. Two-story brick.

Money to Loan On Real Estate

Price. \$4,400 7-room brick and bath on New

Price. \$5,800

A delightful home on 22d Street N. W., near L. Nine large rooms and bath, convenient to Canital Traction cars. This brick I con-sider the best bargain in the Northwest. Jersey Avenue, between L and M Streets N. W. Fine lot to alley.

Money to Loan On Real Estate

Martin Bros.

Established 1880

Offices: 1925-1927 Pennsylvania Ave.